

# Memorandum



**Date:** February 20, 2007

Supplement to  
Agenda Item No. 14(A)1

**To:** Honorable Chairperson Bruno A. Barreiro  
and Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager

A handwritten signature in black ink, appearing to read "Burgess", written over the printed name of George M. Burgess.

**Subject:** Supplemental Information – Change Order No. 88 to Amended Agreement with Performing Arts Center Builders (PACB)

This report serves to provide information pertaining to the Omni Community Redevelopment Agency (CRA) requested by Commissioner Sorenson at the Recreation and Cultural Affairs Committee (RCAC) meeting held on February 12, 2007. Specifically contained herein is the base tax roll year of the Omni CRA, estimates of the future revenue projected to be generated from the increment to the Omni CRA Trust Fund through FY 2026-27 and the projects that the City of Miami has included in the proposed FY 2006-07 budget.

The Omni CRA trust fund was created by Ordinance 87-47. At the time of its creation the value of the tax roll for properties within the CRA was the 1986 base year figure of \$246,898,822. Today, the 2006 preliminary tax roll for the area is \$1,267,831,573. Based on this roll value, it is estimated that the incremental revenue produced by the increased tax roll will be \$12.8 million for FY 2006-07. The Omni CRA is estimated to generate \$816.89 million from FY 2006-07 to FY 2026-27.

Resolution No. 915-06 authorized the County Manager to enter into negotiations with the City of Miami and the Omni CRA to provide an extension of one year (2027) to the life of the Omni CRA in exchange for financial support to the Carnival Center for Performing Arts (CCPA). The resolution specified that for the first five years commencing with the fiscal year following the extension, the Omni CRA shall remit to the County \$1.43 million per year plus 35 percent of the total tax increment funds actually received by the Omni CRA. Commencing on the sixth fiscal year, the Omni CRA shall remit to the County the greater of \$1.43 million per year or 35 percent of the total tax increment funds.

Assuming that the aforementioned terms are agreed upon, it is estimated that the County will have received approximately \$290.56 million (this has a net present value of \$153.63 million). In turn, the Omni CRA would receive \$526.33 million (this has a net present value of \$273.46 million). As mentioned in the resolution, the financial support provided to the County will be used for the purpose of paying debt service on the CCPA bonds and any excess used to release Convention Development Tax dollars to fund a trust for payment of operating, maintenance and capital renovation and repair expenses of the CCPA.

Omni CRA funds are used to implement the approved redevelopment plan which provides for facilitating redevelopment and solving issues of slum and blight within the Omni Area. While the Omni CRA must obtain County Commission approval to pledge the increment as collateral for future financing, it may appropriate the increment and any carryover it has on an annual basis as it is received and accumulated. In addition to the support provided to the Carnival Center, the main incubator project of the Omni CRA, the City of Miami and the Omni CRA Board have

submitted a proposed FY 2006-07 budget, which includes the use of revenues and carryover funds for the following projects:

Capital Improvement Projects - \$12,766,000

- Waterline Pipeline Upgrades - \$4,000,000
- Streetscape Improvements related to the Performing Arts Center - \$3,861,000
- 14<sup>th</sup> Street Corridor Streetscape Project - \$2,500,000
- Omni Fire Station No. 2 (Historical Restoration) - \$800,000
- Omni hotel traffic study- \$5,000
- Baywalk Improvements along Margaret Pace Park and Women's Club - \$1,000,000
- Omni hotel/Bayshore Drive Improvement - \$600,000

Grants - \$5,193,000

- Dade Heritage – Trust for City Cemetery - \$9,000
- Filing Station Lofts Pole Removal - \$12,000
- DMP Wraparound Building Rehabilitation - \$109,000
- Urban One Development – Stations Lofts (Infrastructure improvements) - \$850,000
- Smoke Detector Program - \$15,000
- Automatic Electronic Defibrillator - \$50,000
- Woman's Club - \$598,000
- Omni Area WiFi Project - \$500,000
- The Black Archives - \$50,000
- Public/Private Infrastructure Development Grant Program - \$3,000,000.

Funding of future projects would require approval and appropriation by the Omni CRA Board and the City of Miami Commission.

  
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Alex Munoz, Assistant County Manager

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